



**City of New Orleans**  
Mayor LaToya Cantrell

# Board of Zoning Adjustments

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## Final Agenda

**January 14, 2019**

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### MEETING INFORMATION

#### LOCATION

#### **City Council Chambers**

City Hall (1<sup>st</sup> Floor)  
1300 Perdido Street  
New Orleans, Louisiana

#### TIME

10:00 a.m.

#### BOARD MEMBERS

Candice M. Forest – Chair

Todd C. James – Vice Chair

José Alvarez

Jaime Ramiro Diaz

Alfonso Gonzalez II

Mary Harper Malone

The general public cannot speak  
with the members personally.

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The Board of Zoning Adjustments consists of seven citizen members appointed by the Mayor and approved by the City Council. The City Charter grants the Board the power to permit exceptions to or variations from the City's zoning regulations and to hear decision appeals from the Director of the Department of Safety and Permits in accordance with the principles, conditions, and procedures set forth in Article 14 of the City's Comprehensive Zoning Ordinance. The decision made by the Board will be provided in the form of a resolution. The resolution should be produced by **January 24, 2019**.

#### General Rules of Order

Robert's Rules of Order govern the conduct of the meeting. Any member of the public may speak on any matter before the Board. If you wish to appear before the Board, please fill out a Speaker Card and place it in the box provided. When you are recognized by the Chairperson, state your name and address and speak directly into the microphone.

#### Appeals

Any person or persons, or any officer, department, commission, board, bureau, or any other agency of the City of New Orleans jointly or singularly aggrieved by any decision of the Board of Zoning Adjustments may present to the Civil District Court of the Parish of Orleans, within thirty (30) days after filing of the decision in the office of the Board, a writ of certiorari asking for such relief and under such rules and regulations as are provided for such matters in appropriate legislation of the State of Louisiana.





**C. Variances – New Business****ITEM 3 – Docket Number: 001-19**

**Applicant or Agent:** Jeffrey Treffinger, Nathan Parker, PRIMMOZ ABS LLC  
**Property Location:** 500-522 Franklin Avenue **Zip:** 70117  
**Bounding Streets:** Franklin Ave., Decatur St., Spain St., Chartres St.  
**Zoning District:** HMR-3 Historic Marigny/Tremé/Bywater Residential District  
**Historic District:** Faubourg Marigny **Planning District:** 7  
**Existing Use:** Vacant Building **Square Number:** 14  
**Proposed Use:** Mixed-Use **Lot Number:** 7-A  
**Project Planner:** Nicolette P. Jones (nipjones@nola.gov)

**Request:** This request is for variances from the provisions of Article 10, Section 10.3.A (Table 10-2), Article 22, Section 22.4.A (Table 22-1), and Article 23, Section 23.8 of the Comprehensive Zoning Ordinance to permit the renovation of and addition to an existing building into a mixed-use development (10-unit residential/commercial) with excessive building height, insufficient off-street parking, and insufficient buffer yard widths on the northern and southwestern portions of the property.

**Requested Waivers:****Article 10, Section 10.3.A (Table 10-2) – Maximum Building Height**

Required: 55'                      Proposed: 58'-10"                      Waiver: 3'-10"

**Article 22, Section 22.4.A (Table 22-1) – Off-Street Vehicle and Bicycle Parking**

Required: 35                      Proposed: 14                      Waiver: 21

**Article 23, Section 23.8 – Buffer Yards (North)**

Required: 10'                      Proposed: 5.19'                      Waiver: 4.81'



**ITEM 4 – Docket Number: 002-19**

**Applicant or Agent:** David Poche, Raphael Academy Facilities Development LLC  
**Property Location:** 530 Jackson Avenue **Zip:** 70130  
**Bounding Streets:** Jackson Ave., Rousseau St., Phillip St., St. Thomas St.  
**Zoning District:** HU-MU Historic Urban Neighborhood Mixed-Use District  
**Historic District:** Irish Channel **Planning District:** 2  
**Existing Use:** Vacant Lot **Square Number:** 44  
**Proposed Use:** Mixed-Use **Lot Number:** 11, 12, 13, A, Pt 91, Pt  
**Project Planner:** Rachael Berg (rberg@nola.gov) 1, & Pt 2

**Request:** This request is for variances from the provisions of Article 22, Section 22.4.B, Article 22, Section 22.8.B.2 (b) and Article 22, Section 22.8.D.1 of the Comprehensive Zoning Ordinance to permit the construction of a mixed-use development (vocational educational facility/restaurant) that exceeds the maximum vehicle parking limitation, provides parking in the front yard, and has a parking space that backs out onto traffic, in conjunction with Subdivision Docket 116-18.

**Requested Waivers:**

**Article 22, Section 22.4.B – Maximum Vehicle Parking Limitations**

Permitted: 3 spaces Proposed: 10 spaces Waiver: 7 spaces

**Article 22, Section 22.8.B.2 (b) – Permitted Vehicle Parking Locations (Front Yard)**

Permitted: No front yard parking Proposed: Front yard parking Waiver: Front yard parking

**Article 22, Section 22.8.D.1 – Access Requirements for Off-Street Vehicle Parking Areas**

Permitted: Vehicle Proceeds forward into traffic

Proposed: Backing out into traffic

Waiver: Backing out into traffic



**ITEM 5 – Docket Number: 003-19**

**Applicant or Agent:** Francis B. Mazzanti Jr., Carole Hulme  
**Property Location:** 2001 Marengo Street **Zip:** 70115  
**Bounding Streets:** Marengo St., S. Saratoga St., Gen. Taylor St., Danneel St.  
**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District  
**Historic District:** Uptown **Planning District:** 2  
**Existing Use:** Single-Family Residence **Square Number:** 504  
**Proposed Use:** Two-Family Residence **Lot Number:** 1 & 2  
**Project Planner:** Leila M. Manouchehri (lmanouchehri@nola.gov)

**Request:** This request is for a variance from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance to permit a rear yard setback of less than fifteen (15) feet.

**Requested Waiver:**

**Article 11, Section 11.3.A.1 (Table 11-2A) – Rear Yard Setback**

Permitted: 15' Provided: 3'-8" Waiver: TBD



**D. Minor Map Adjustments – New Business****ITEM 6 – Docket Number: 004-19**

**Applicant or Agent:** Brookwood-Read LLC  
**Property Location:** 10251-10301 N. Interstate 10 Service **Zip:** 70127  
**Bounding Streets:** 1-10 N. Service Rd., Farrar Canal, Plainfield Dr., Read Blvd.  
**Zoning District:** S-RS Suburban Single-Family Residential District  
**Historic District:** N/A **Planning District:** 6  
**Existing Use:** Vacant Lot **Square Number:** -1, 7  
**Proposed Use:** Mini-Warehouse **Lot Number:** 2-F  
**Project Planner:** Larry Massey (lwmassey@nola.gov)

**Request:** This is a request for a minor map adjustment pursuant to **Article 4, Section 4.7** of the Comprehensive Zoning Ordinance to change the zoning for an area measuring between 0.8 feet to 2 feet in depth, 347 feet in width, and 459 square feet in area of proposed Lot 2-F-1 from S-RS Suburban Single-Family Residential District to C-2 Auto-Oriented Commercial District in conjunction with Zoning Docket 017/18 and Subdivision Docket 100-18.

**E. Director of Safety and Permits Decisions Appeals – New Business****ITEM 7 – Docket Number: 005-19**

**Applicant or Agent:** Doreen Tan Abadco  
**Property Location:** 1522 S. Carrollton Avenue **Zip:** 70118  
**Bounding Streets:** S. Carrollton Ave., Dublin St., Jeanette St., Birch St.  
**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District  
**Historic District:** Carrollton, Carrollton Avenue **Planning District:** 3  
**Existing Use:** Multi-Family Residence **Square Number:** 194  
**Proposed Use:** Multi-Family Residence **Lot Number:** 25

**Request:** This is an appeal of a decision of the Director of the Department of Safety and Permits as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance regarding the determination that the property has not attained legal, non-conforming status for the expansion of a non-conformity's footprint into a required setback.

**ITEM 8 – Docket Number: 006-19**

**Applicant or Agent:** Bix LLC, Bradley G. Brewster  
**Property Location:** 126-128 S. Clark Street **Zip:** 70119  
**Bounding Streets:** Clark St., Canal St., Cleveland Ave., S. Jefferson Davis  
**Zoning District:** HU-MU Historic Urban Neighborhood Mixed-Use District  
**Historic District:** Mid-City **Planning District:** 4  
**Existing Use:** Subject of Appeal **Square Number:** 684  
**Proposed Use:** Subject of Appeal **Lot Number:** 24 & 13

**Request:** This is an appeal of a decision of the Director of the Department of Safety and Permits as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance regarding the determination that the property has not attained legal, non-conforming status for an office.

**F. Reasonable Accommodation Appeals – New Business**

**ITEM 9 – Docket Number: RA005-18**

**WITHDRAWN**

**Applicant or Agent:** Lucy Car  
**Property Location:** 6437 Colbert Street **Zip:** 70124  
**Bounding Streets:** Colbert St., Lane St., Louisville St., Bragg St.  
**Zoning District:** S-LRS1 Suburban Lakeview Single-Family Residential District  
**Historic District:** N/A **Planning District:** 5  
**Existing Use:** Single-Family Residence **Square Number:** 220  
**Proposed Use:** Single-Family Residence **Lot Number:** 13, 14

**Request:** This is an appeal of a decision of the Executive Director of the City Planning Commission as per Article 27, Section 27.7 of the Comprehensive Zoning Ordinance regarding the denial of a reasonable accommodation to permit the construction of a front facing garage with insufficient setback from the interior side property line for a single-family dwelling with rear alley access.<sup>1</sup>

**Requested Accommodations:**

**Article 13, Section 13.3.B.1.b – Parking Area Location (Garage)**

Required: No front facing garage      Provided: Front facing garage      Waiver: Front facing garage

**Article 21, Section 21.6.A.7 – Accessory Structures and Uses (Interior Side Yard Setback)**

Required: 3' (minimum)      Provided: 0'      Waiver: 3'

**G. Adjournment**

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<sup>1</sup> RA005-18 was partially approved and partially denied. The Executive Director granted approval of Article 13, Section 13.3.B.1.b – Parking Area Location (Curb Cut) to permit a front facing curb cut, subject to two (2) provisos.